

What is a CH Zone?

The restricted Highway Commercial zone is intended for vehicular oriented uses and sales along highway frontages, intermingled with compatible retail, service and administrative activities.

How can I find out the zoning requirements for my property?

You may contact the Town of Los Gatos Community Development Department. Please supply the following information:

- Street address
- Nearest cross street
- Assessor's Parcel Number (APN number) if available

What are the permitted uses in a CH zone?

The following uses are permitted in a CH zone:

- Retailing
- Personal service businesses
- Service businesses necessary for the conduct of households
- Office uses
- Limited manufacturing uses when the majority of sales are made, on site, to the ultimate consumer

Examples of proper CH uses:

Apparel stores
Laundrettes/dry cleaning agencies
Drugstores
Barbershops
Appliance repair shops
Offices

Example of improper CH uses:

Palmists/Soothsayers
manufacturing/Wholesaling
Laundry or dry-cleaning plants

Note: Uses that will unreasonably interfere with nearby residential uses are not allowed.

*Additional uses may be allowed if a **Conditional Use Permit (CUP)** is approved. Please contact the Community Development Department for further information.

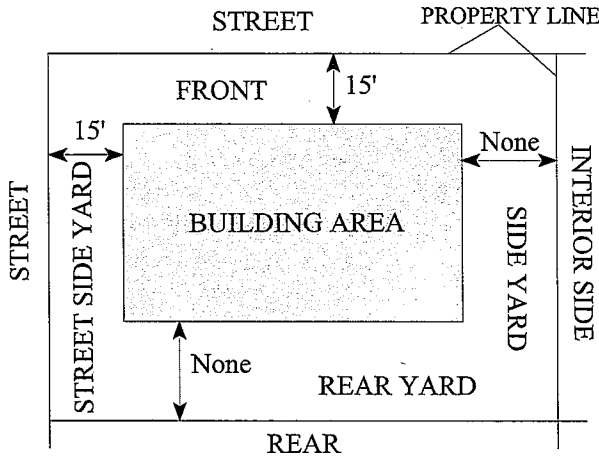
Is there a minimum lot size requirement?

No, there is no minimum lot area requirement in the CH zone.

What are the minimum setback requirements?

Front 15'
Side None
Rear None
Street side 15'

Example illustration of setbacks for a CH zoned lot:

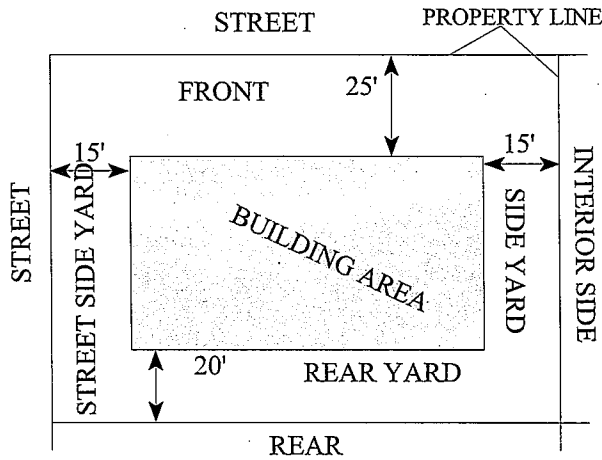


Lots in CH zones that abuts or are across the street from a lot in a residential zone must comply with the following minimum yard requirements:

*Front 25'
*Side/Street side 15'
*Rear 20'

*Plus 1' for each foot a building exceeds 20' in height. A 6' high masonry wall is also required along the property line (8' high masonry wall is permitted if both parties agree).

Example illustration of setbacks for a CH zoned lot that abuts a residential zone and has residential zones across the street:



What are the height requirements for buildings?

The maximum height of a principle building in the CH zone is 35' (measured from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point of the edge, wall parapet, mansard, or other point directly above that grade).

Note:

Towers, spires, elevator and mechanical penthouses may be higher than the maximum height noted. Please contact the Community Development Department for further information.

How much of my lot can I cover with building?

You may cover up to 50% of your lot, including any type of accessory building.

Other requirements?

If the subject property is located along Los Gatos Blvd., Please reference the "Los Gatos Boulevard Plan and Design Standards."

For answers to other questions on topics such as Floor Area Ratio (FAR), parking, driveway, public improvement, or architectural requirements, you may contact the Community Development Department.

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